

SCHEDULE "B" ITEMS

1.

Property taxes for the year 2020-2021 are exempt.
2.

All matters disclosed on Results of Survey Map recorded in Book 19 of Surveys, Page 23.  
  
(Affects Parcel No. 2)
3.

All matters as set forth in Resolution No. 20498-ER, recorded February 5, 2008 as 98-004658 of Official Records.  
  
(Affects Parcel No. 2)
4.

All matters as set forth in Resolution No. 111004-IGR, recorded November 16, 2004 as 2004-093152 of Official Records.  
  
(Affects both Parcels)
5.

All matters as set forth in Resolution No. 083006-AS, recorded September 8, 2006 as 2006-126545 of Official Records.  
  
Affidavit of Correction recorded as 2007-064864.  
  
(Affects Both Parcels)
6.

Right-of-Way No. 16-110357 granted by the Arizona State Land Department to Pinal County for public roadway and having a term perpetual.  
  
A copy of said right of way is attached to Pinal County Resolution Accepting a right of way recorded August 12, 2008 as 2008-76344 of Official Records.  
  
Assigned to City of Apache Junction by assignment dated March 5, 2012.  
  
Amendment dated November 1, 2016 recorded November 14, 2016 as 2016-76684 of Official Records and a copy of which is attached to Pinal County Resolution recorded November 7, 2016 as 2016-75097 of Official Records.  
  
Amendment dated March 8, 2017 recorded March 20, 2017 as 2017-18728 of Official Records and a copy of which is attached to Pinal County Resolution recorded March 31, 2017 as 2017-22458 of Official Records.  
  
Amendment dated June 6, 2018 recorded June 19, 2018 as 2018-45911 of Official Records.  
  
(Affects Both Parcels)
7.

All matters as set forth in Pre-Annexation Development Agreement, recorded May 30, 2019 as 2019-042122 of Official Records.  
  
Annexation Affidavit recorded as 2019-049265.  
  
Certification of Petitions recorded as 2019-76238.  
  
Map of Area to be Annexed recorded as 2019-077326.  
  
(Affects Both Parcels)
8.

All matters as set forth in Procedural Pre-Annexation Agreement, recorded as 2021-102468 of Official Records.  
  
(Affects Parcel No. 1)
9.

Right-of-Way No. 09-01371 granted by the Arizona State Land Department to Pinal County for highway and having a term perpetual.  
  
And thereafter said Lease was recorded in Docket 1091, Page 394.  
  
(Affects Parcel No. 2)
10.

Right-of-Way No. 09-1372 granted by the Arizona State Land Department to Pinal County for highway and having a term perpetual.  
  
And thereafter said Lease was recorded in Docket 235, Page 398.  
  
(Affects Parcel No. 2)
11.

Right-of-Way No. 16-79081 granted by the Arizona State Land Department to Pinal County Board of Supervisors for public highway and having a term perpetual.  
  
And thereafter said Lease was recorded in Docket 1055, Page 789.  
  
(Affects Parcel No. 2)
- SCHEDULE "B" ITEMS (CONTINUED)
12.

Right-of-Way No. 05-349-00 granted by the Arizona State Land Department to Keith M. Flake, a married person for ranging live stock and having a term Expiring December 30, 2027.  
  
(Affects Parcel No. 2)

13.

Right-of-Way No. 16-120703 granted by the Arizona State Land Department to Arizona Department of Transportation for public road and having a term perpetual.  
  
And thereafter said Lease was recorded as 2020-040635.  
  
(Affects Parcel No. 1)

14.

Right-of-Way No. 14-110785 granted by the Arizona State Land Department to Salt River Project for Overhead 69 KV and 12 KV electric lines and having a term Expiring March 8, 2057.  
  
And thereafter said Lease was recorded as 2007-118128.  
  
And thereafter said Lease was amended as 2008-067576.  
  
(Affects Parcel No. 2)

15.

Right-of-Way No. 16-70279 granted by the Arizona State Land Department to Flood Control District of Maricopa County for ingress and egress in the operation and maintenance of the various flood control structures in the area and having a term perpetual.  
  
(Affects Parcel No. 2)

16.

Right-of-Way No. 18-121158 granted by the Arizona State Land Department to Zayo Group, LLC for one aboveground 144-count fiber-optic communication distribution line - 3rd party use and one underground 144-count fiber-optic communication distribution line - 3rd party use and having a term expiring September 3, 2030.  
  
(Affects Parcel No. 2)

17.

Right-of-Way No. 18-121489 granted by the Arizona State Land Department to Mediacom Arizona LLC for underground fiber-optic (48 count) communication line - Non 3rd party and having a term January 13, 2031.  
  
(Affects Parcel No. 1 and 2)

18.

Special Land Use Permit No. 23-120637-01 granted by the Arizona State Land Department to Valley Honey Co., LLC for Apiary Site(s) and having a term expiring April 24, 2031.  
  
(Affects Parcel No. 2)

19.

Special Land Use Permit No. 23-121755-03 granted by the Arizona State Land Department to FNF Construction, Ins. for construction lay-down yard and having a term expiring October 31, 2022.  
  
(Affects Parcel No. 1)

20.

Temporary Right of Entry Lease No. 30-121647-00-100, granted to Mediacom Arizona, LLC and expiring September 9, 2021.  
  
(Affects Parcel No. 1)

21.

Temporary Right of Entry Lease No. 31-122273-00-100, granted to Rivian Automotive and expiring May 10, 2022.  
  
(Affects Parcel No. 1 and 2)

22.

Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

23.

The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.  
  
NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.

24.

Water rights, claims or title to water, whether or not shown by the public records.

DESCRIPTION

PARCEL NO. 1:

THE SOUTH HALF OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 2:

ALL OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

NOTES

1.

ALL TITLE INFORMATION IS BASED ON A SPECIAL REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NO. NCS-1082321-PHX1, DATED AUGUST 18, 2021, RECEIVED ON SEPTEMBER 1, 2021.  
  
THIS SURVEY ONLY REFLECTS PARCEL NO. 2 PER CLIENT REQUEST.

2.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NATIONAL GEODETIC SURVEY (NGS) WEBSITE "WWW.NGS.NOAA.GOV", ON JANUARY 7, 2021.  
  
PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2010)  
DATUM: GRS-80  
UNITS: INTERNATIONAL FEET  
GEOID MODEL: GEOID 18  
  
CONTROL POINT # 2C01  
PID # AJ3654  
LATITUDE: N33°17'29.63663"  
LONGITUDE: W111°34'59.36649"  
ELLIPSOID HEIGHT: 410.113 (METERS)  
DESCRIPTION: ALUMINUM CAP ON STAINLESS STEEL ROD  
  
MODIFIED TO GROUND AT (GRID) N: 833775.023, E: 801908.019, USING A SCALE FACTOR OF 1.0001525079.  
  
HORIZONTAL ADJUSTMENT: NONE  
HORIZONTAL ROTATION: NONE

3.

THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

4.

AREA OF SUBJECT PROPERTY IS 28,335,769 SQUARE FEET OR 650.4997 ACRES, MORE OR LESS.

5.

UNDERGROUND UTILITIES SHOWN ARE FROM FURNISHED INFORMATION PROVIDED BY UTILITY COMPANY. NO UNDERGROUND INVESTIGATION WAS PERFORMED.

6.

THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:  
(R) BLM PLAT OFFICIALLY FILED SEPTEMBER 18, 1916

7.

ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.

8.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04021C0200E DATED DECEMBER 4, 2007, THE SUBJECT PROPERTY IS LOCATED IN OTHER FLOOD AREAS ZONE A AND ZONE X NOT SHADED. ZONE A IS DESCRIBED AS "NO BASE FLOOD ELEVATION DETERMINED". OTHER FLOOD AREAS ZONE X NOT SHADED IS DESCRIBED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

9.

ADJOINING OWNER INFORMATION IS PER THE PINAL COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON SEPTEMBER 07, 2021.

VICINITY MAP  
NTS

NOTES

10)

SCHEDULE B ITEMS 1, 22, 23 AND 24 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.

11)

SCHEDULE B ITEMS 7, 12 AND 21 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY.

12)

IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEMS 8, 9, 13, 19 AND 20 DO NOT APPEAR TO AFFECT SUBJECT PROPERTY.

13)

SUBJECT PROPERTY CONTAINS TRAILS, VEGETATION AND WASHES THAT ARE CONSISTENT WITH LOCAL DESERT TERRAIN.

14)

NO EVIDENCE OF EXISTING ADDRESS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY OR IN RECORD DOCUMENTS PROVIDED.

15)

NO EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

CERTIFICATION

TO: STATE OF ARIZONA  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 08, 2021.

THOMAS R. GETTINGS, RLS 27239  
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WOOD  
PATEL

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ALTA/NSPS LAND TITLE SURVEY

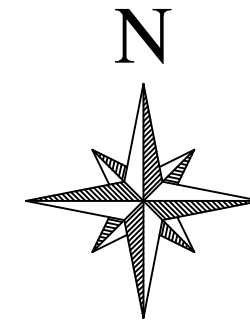
GERMANN & IRONWOOD  
SECTION 5, TOWNSHIP 2 SOUTH, RANGE 8 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

EXPIRES	06-30-23
COMPLETED SURVEY FIELD WORK ON	09/08/2021
CHECKED BY	GSR /TRG
CAD TECHNICIAN	WSB
SCALE	NOT TO SCALE
DATE	09/13/2021
JOB NUMBER	WP# 215288.80
SHEET	1 OF 6

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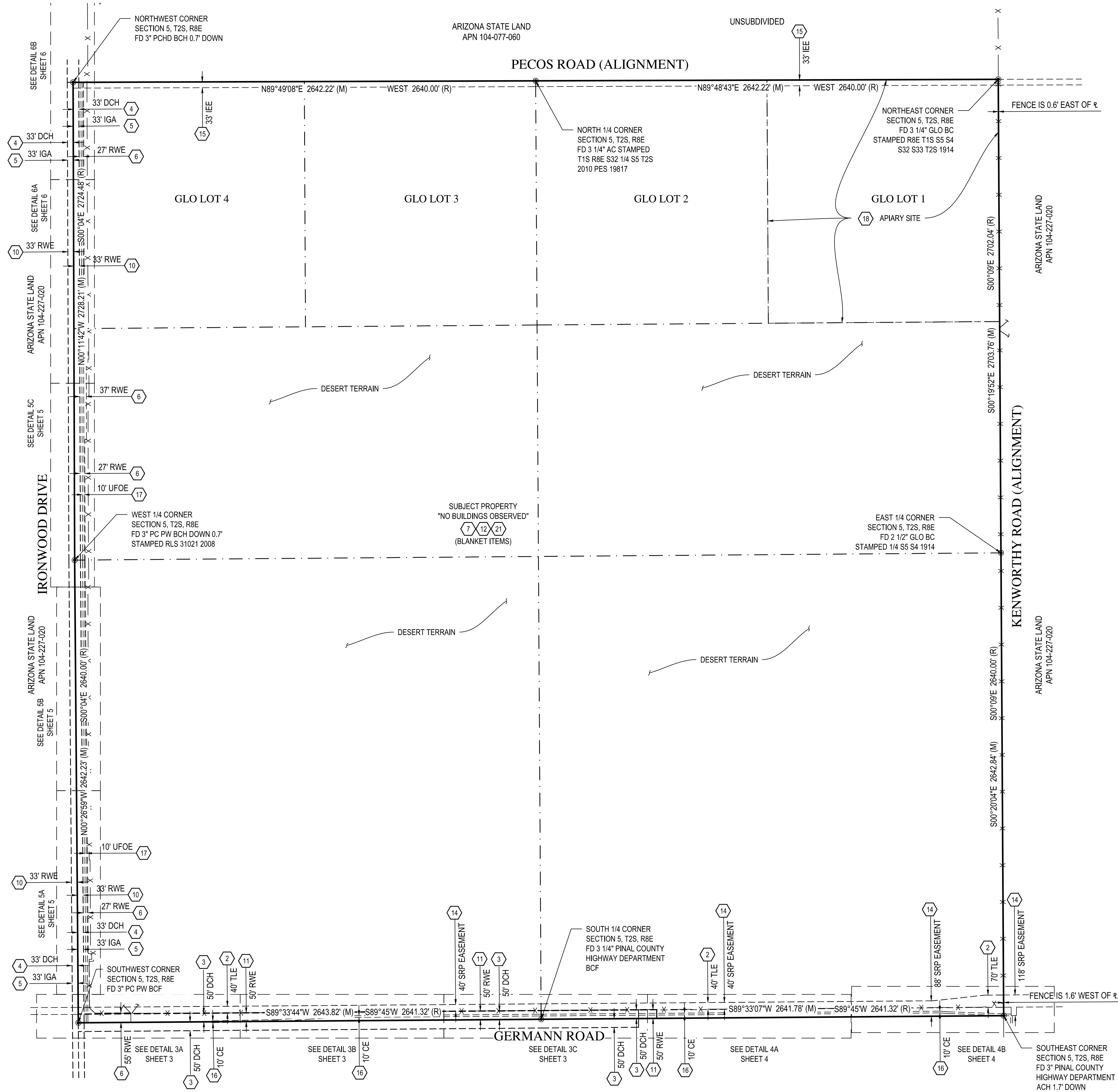
ALTA/NSPS LAND TITLE SURVEY

GERMANN & IRONWOOD  
SECTION 5, TOWNSHIP 2 SOUTH, RANGE 8 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



LEGEND

#	PLOTTABLE SCHEDULE "B" ITEM
●	SURVEY MONUMENT FOUND AS NOTED
AC	ALUMINUM CAP
ACH	ALUMINUM CAP IN HANDHOLE
APN	ASSESSOR PARCEL NUMBER
BC	BRASS CAP
BCF	BRASS CAP FLUSH
BCH	BRASS CAP IN HANDHOLE
BWF	BARBED WIRE FENCE
CB	CATCH BASIN
CE	COMMUNICATION EASEMENT
CJB	CABLE T.V. JUNCTION BOX
DCH	DECLARED COUNTY HIGHWAY
ECB	ELECTRIC CABINET
EJB	ELECTRIC JUNCTION BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EVT	ELECTRIC VAULT
EXC	EXTRUDED CURB
FC	FACE OF CURB
FO	FOUND
GLO	GENERAL LAND OFFICE
HW	HEADWALL
IEE	INGRESS EGRESS EASEMENT
IGA	INTERGOVERNMENTAL AGREEMENT
MB	MAILBOX
(M)	MEASURED DATA
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
PC	PINAL COUNTY
PL	PROPERTY LINE
PC	PINAL COUNTY
PW	PUBLIC WORKS
(R)	RECORD DATA
RCG	ROLL CURB & GUTTER
RWE	RIGHT-OF-WAY EASEMENT
TLE	TRANSMISSION LINE EASEMENT
TS	TRAFFIC SIGNAL
TSJB	TRAFFIC SIGNAL JUNCTION BOX
TSM	TRAFFIC SIGNAL MAST ARM
UFOE	UNDERGROUND FIBER OPTIC EASEMENT
UP	UTILITY POLE
VCG	VERTICAL CURB & GUTTER
WV	WATER VALVE
C	UNDERGROUND CABLE TV LINE
E	UNDERGROUND ELECTRIC LINE
W	UNDERGROUND WATER LINE
OHU	OVERHEAD UTILITY LINE
—	BOUNDARY LINE
- - -	EASEMENT LINE
- . -	SECTION LINE
- x -	FENCE LINE
7	GATE
○	SIGN
[Brick Pattern]	BRICK
[Concrete Pattern]	CONCRETE

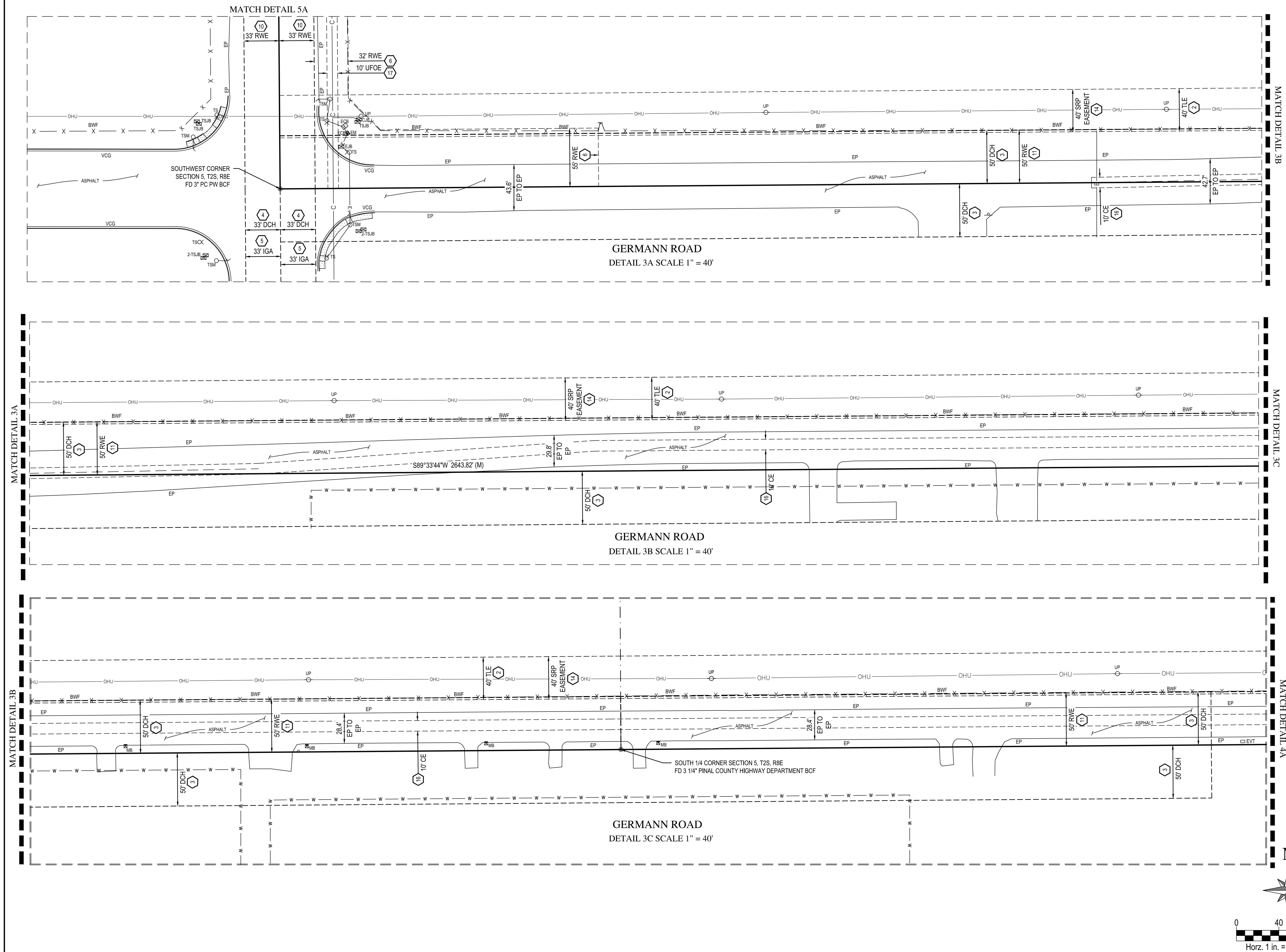


EXPIRES	06-30-23
COMPLETED SURVEY FIELD WORK ON	09/08/2021
CHECKED BY	GSR/TRG
CAD TECHNICIAN	WSB
SCALE	1"=300'
DATE	09/13/2021
JOB NUMBER	WP# 215288.80
SHEET	2 OF 6

**GERMANN & IRONWOOD**  
SECTION 5, TOWNSHIP 2 SOUTH, RANGE 8 EAST,  
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COMPLETED SURVEY FIELD  
WORK ON 09/08/2021  
CHECKED BY GSR /TRG  
CAD TECHNICIAN WSB  
SCALE 1"=40'  
DATE 09/13/2021  
JOB NUMBER  
WP# 215288.80  
SHEET 3 OF 6

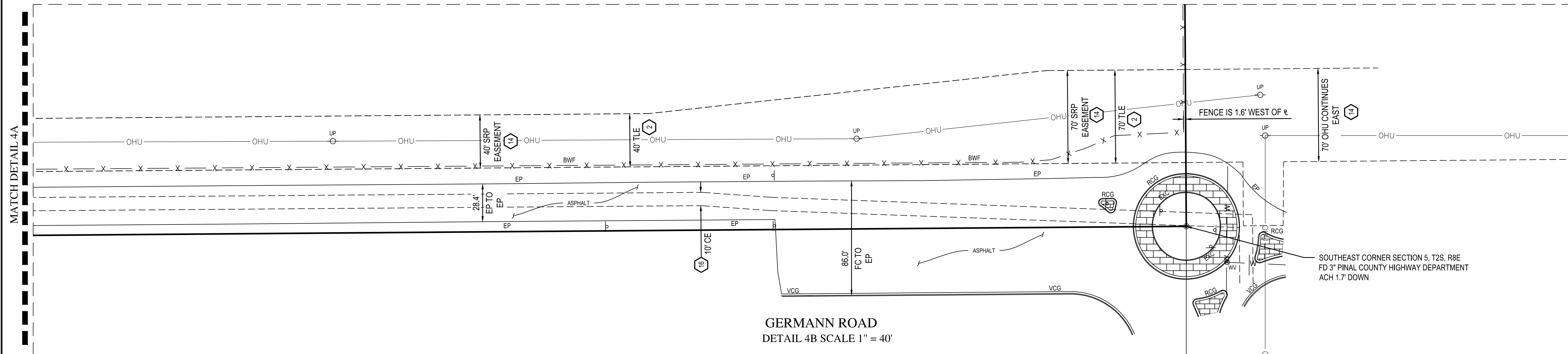
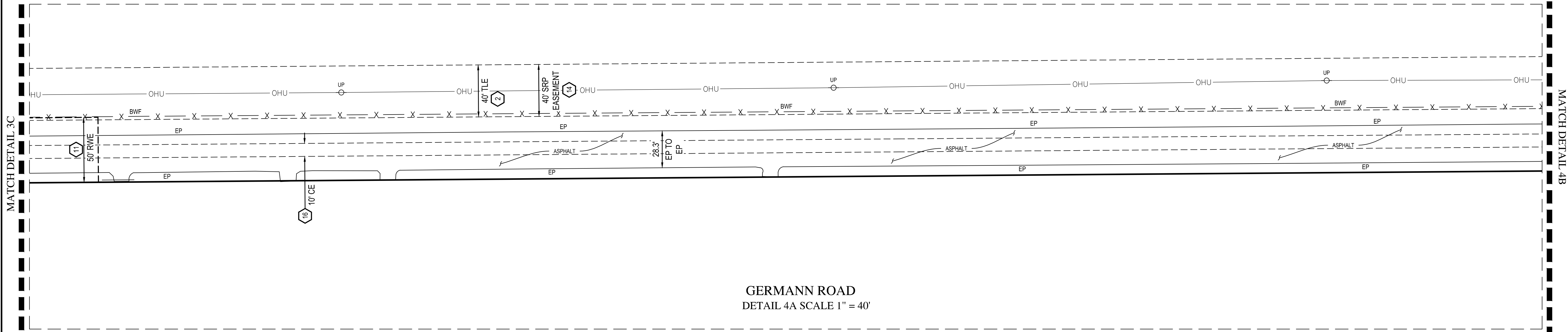
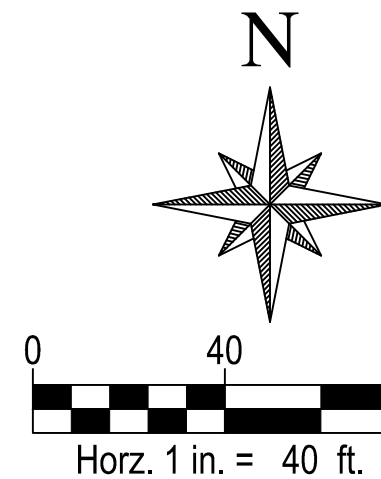


ALTA/NSPS LAND TITLE SURVEY

GERMANN & IRONWOOD  
SECTION 5, TOWNSHIP 2 SOUTH, RANGE 8 EAST,  
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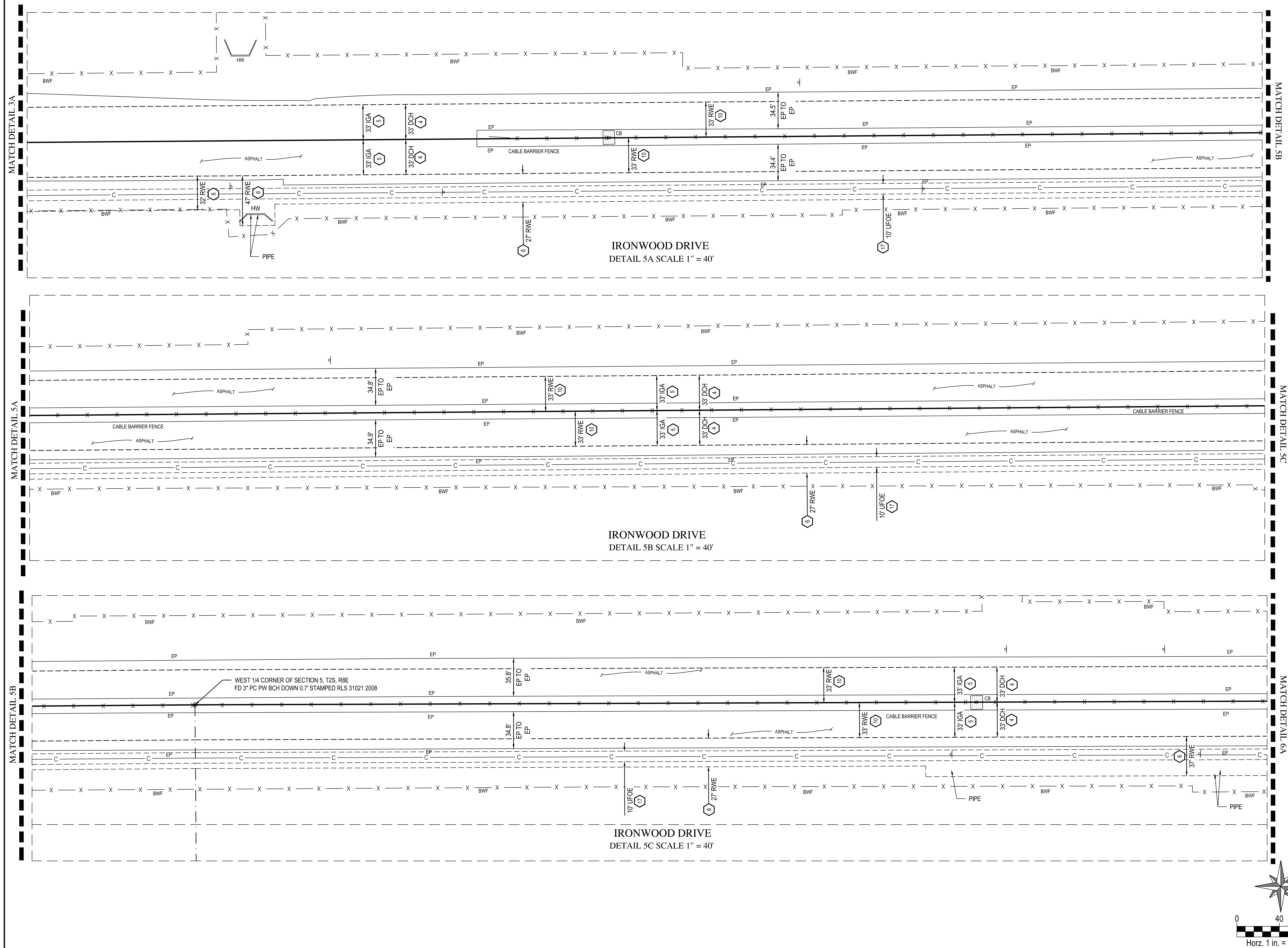
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COMPLETED SURVEY FIELD WORK ON	09/08/2021
CHECKED BY	GSR/TRG
CAD TECHNICIAN	WSB
SCALE	1"=40'
DATE	09/13/2021
JOB NUMBER	WP# 215288.80
SHEET	4 OF 6



GERMANN & IRONWOOD  
SECTION 5, TOWNSHIP 2 SOUTH, RANGE 8 EAST,  
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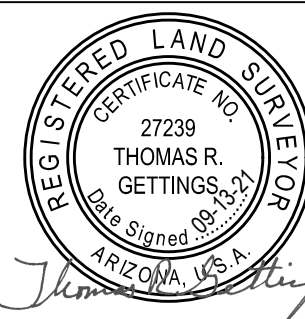


COMPLETED SURVEY FIELD  
 WORK ON 09/08/2021  
 CHECKED BY GSR /TRG  
 CAD TECHNICIAN WSB  
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 DATE 09/13/2021  
 JOB NUMBER WP# 215288.80  
 SHEET 5 OF 6



ALTA/NSPS LAND TITLE SURVEY

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SHEET	6 OF 6

